

4/29/22

Fujimatsu Village: Project Summary

500 South Jackson Street

We are pleased to submit our briefing packet for our first ISRD meeting for Fujimatsu Village. Our project will ultimately seek the Final Design process for Certificate of Approval. A plan set for review will be submitted at a later date.

Fujimatsu Village will be a mixed-use project located between S. Jackson Street to the south and S. Main Street to the north, along 5th Avenue to the west and abutting the alley on the east. The site is 27,000 sf and is currently occupied by surface parking, thus no demolition of existing structures is required. The site slopes from the NE (high point) to the SW (low point) by approx. 27.5'. 5th Avenue acts as a Metro frequent bus route and S. Main St. is a dedicated Green Street. Jackson Street is a Principal Arterial that is also part of the trolley transit line.

The project will look to preserve the street trees along Main Street and upgrade the sidewalk / landscape to Green Street standards which includes widening the sidewalk by 6'. We are proposing to widen the sidewalk along 5th Avenue as well by setting the structure back at grade. We will also discuss strategies with METRO to better integrate their bus shelters into the landscape or into the building itself. Along both 5th Avenue and S. Jackson St. we plan on upgrading the landscaping, street trees, and sidewalk hardscape to City of Seattle standards.

The project is envisioned as a 29-story residential tower with a 6-story terraced podium. There are two full and two partial levels of below grade parking (L1 and L2 are commercial use with parking tucked into the northern portion of those floors that remain below grade as the topography rises). Parking is planned for both residential and commercial uses. Access to the loading dock and building services will be provided from the alley. Retail uses will line the Jackson Street, 5th Avenue and Main Street facades, and the residential entry will be located off Main Street.

The project will link the heart of the Jackson Street retail corridor with the historic Main Street retail hub, creating active landscaped streets. A voluntary setback along 5th Avenue will provide a more generous pedestrian link, and green street improvements will enhance Main Street.